

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON FIRST AMENDMENT TO THE APPLICATION FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960 AND FOR CONSENT TO THE FORMATION OF T.D.C. & ASSOCIATES.

The "Application for Authorization and Approval of Tenants' Development Corporation and Wingate Development Corp. for approval of a Redevelopment Project and Consent to the Formation of TDC & Associates Pursuant to Chapter 121A of the Massachusetts General Laws" was approved by the Boston Redevelopment Authority by its Report and Decision on June 28, 1973. The Report and Decision was approved by His Honor, the Mayor of the City of Boston, on July 12, 1973.

The First Amendment to the aforementioned Application requests that the Application be amended in certain respects. The Authority is satisfied that the proposed amendments to the Application are minor in nature, and do not substantially or materially alter or affect the Application, or the Project proposed therein, and therefore do not require a public hearing.

Accordingly, the Application and the Authority's Report and Decision thereon, are hereby amended as follows:

- I. The second sentence of paragraph 5 on page 2 of the Application is hereby amended by deleting the existing sentence and inserting therein the following sentence:

"Of the 185 units of housing, 21 will be efficiency units, 69 will be one-bedroom units, 71 will be two-bedroom units, 8 will be three-bedroom units, 12 will be four-bedroom units, and 4 will be five-bedroom units."
- II. The first sentence of paragraph 8 on page 2 of the application is hereby amended by deleting the figure "\$3,711,500" and inserting therein the following phrase:

"\$3,859,500, as a maximum mortgage amount, the actual mortgage amount to be determined by actual project costs,"
- III. Paragraph 19 on page 2 of the application is hereby amended by inserting after the descriptions of Exhibits B, C, and D the following words: "as approved by the Boston Redevelopment Authority at its meeting of January 17, 1974."



- IV. Exhibit G of the application, and Schedule A of the Report and Decision, are hereby amended by adding under that Section entitled Building Code "Request for permission to receive variances from the Boston Building Code" the following sections:

Section 612.7.3 Balconies - Permission to waive requirement that separation of dwelling units served by balconies shall stand at least three (3) feet beyond the outside face of the exterior wall of the building -- variance result of existing, pre-code condition.

Section 612.7.4 Balconies -- Permission to waive requirement that access from dwelling units to the balconies shall be through doors -- variance result of existing pre-code condition.

1115.6 Boiler Room Location

Permission to waive requirement that boiler rooms shall not be located immediately below existing exitways -- variance partially result of existing pre-code condition.

- V. Exhibit G of the application and Schedule A of the Report and Decision with respect to Permission to Waive Zoning Articles and Building Code sections are hereby amended as follows:

On Page 6 of said Exhibit the permissions to waive zoning articles and building code sections with respect to 506 Columbus Avenue is hereby amended by deleting from the last line of said permissions the words "5 stories" and inserting therein the words "4 stories".

On Page 7 of said exhibits the permissions to waive zoning articles and building code sections with respect to 423 Massachusetts Avenue and 425 Massachusetts Avenue are hereby amended by deleting in line (1) of the respective permissions the words "5 dwelling units proposed" and inserting therein the words "6 dwelling units proposed". Said permissions are further amended by deleting from lines (4) of said respective permissions the words "5 stories" and inserting therein the words "4 stories".

On Page 8 of said exhibits the permissions to waive zoning articles and building code sections with respect to 560 Massachusetts Avenue are hereby amended by deleting the numbers, "926.3.1(6) from the second line of said permissions and inserting therein the following code sections: "926.3.1(6) and 927.3".

On Page 9 of said exhibits the permissions to waive zoning articles and buildings code sections with respect to 612 Massachusetts Avenue are hereby amended by deleting the words "7 dwelling units proposed" from line (1) and inserting therein the words "5 dwelling units proposed".



MEMORANDUM

JANUARY 17, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REPORT AND DECISION ON FIRST AMENDMENT TO THE APPLICATION FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960 AND FOR CONSENT TO THE FORMATION OF T.D.C. & ASSOCIATES.

On April 19, 1973, the Authority voted to adopt a Report and Decision under Chapter 121A of the Massachusetts General Laws and Chapter 652 of the Acts of 1960 and Consented to the Formation of T.D.C. & Associates as a 121A Corporation. Said Report and Decision was subsequently approved by the Mayor.

The approved Application provides for the rehabilitation of thirty-three (33) buildings in the South End Urban Renewal Area which will contain one hundred eighty-five (185) dwelling units. Since the Report and Decision, several minor modifications to the Application have been required by the Department of Housing and Urban Development in processing the Project for firm commitment. These modifications have been approved by the appropriate City agencies where such approval was necessary.

The changes are set forth in a letter from Tenants' Development Corporation to the Director dated January 3, 1974 and attached hereto for your information.

This amendment does not represent a fundamental change and does not require a public hearing.

It is therefore recommended that the Authority adopt the attached Report and Decision approving the First Amendment to said Application.

An appropriate Vote follows:

VOTED: That the Document presented at this meeting entitled "Report and Decision on the First Amendment to the Application for Authorization and Approval of a Project Under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to the Formation of T.D.C & Associates", be and hereby is adopted.



Area Code 617  
536-6107  
536-6115

## TENANTS' DEVELOPMENT CORPORATION

48 Rutland Street  
Boston, Massachusetts 02118

January 3, 1974

Mr. Robert Kenney, Director  
Boston Redevelopment Authority  
City Hall Plaza  
Boston, Mass. 02201

Re: 121A Application for  
TDC & Associates

Dear Mr. Kenney:

We would like to inform you of the following minor modifications of South End Tenants' Houses II which have been made since the application and approval of the project pursuant to Chapter 121A and which have been necessitated by processing of the project for a firm commitment by the Department of Housing and Urban Development (HUD):

1. In paragraph 5 on page 2 of the application, we indicated that the 185 dwelling units would consist of 25 efficiencies, 66 one bedroom, 63 two bedroom, 11 three bedroom, 14 four bedroom and 6 five bedroom units. Our plans now call for 21 efficiencies, 69 one bedroom, 71 two bedroom, 8 three bedroom, 12 four bedroom and 4 five bedroom units, still totalling 185 dwelling units.
2. In paragraph 8 on page 2 of the application, we indicated that the mortgage amount would be approximately \$3,711,500. Present cost estimates allow for a mortgage of \$3,859,500 and our commitment from HUD is be based on this figure as a maximum mortgage amount, the actual mortgage amount to be determined by actual project costs.



Robert Kenney  
January 3, 1974

Page 2

3. A more detailed set of site plans, drawings, and specifications, with minor modifications from Exhibits B, C and D of the application, have already been submitted to Mr. Sibley Smith at the Authority for his review and approval prior to the final designation as redeveloper which occurred December 13, 1973.
4. The following modifications of the project affect the variances requested in Exhibit G of the application:
  - 506 Columbus Avenue (page 6): existing height will be only four stories and not five as stated in the application because of the addition of an exterior stair;
  - 423 and 425 Massachusetts Avenue (page 7): these buildings will each contain six dwelling units instead of five as stated in the application because of a change from a five bedroom duplex to two two-bedroom units in each building. These buildings will also only be four stories and not five as stated in the application because of the addition of an exterior stair;
  - 560 Massachusetts Avenue (page 8): existing penthouse to be retained. Variance required from building code provision 927.3 to permit rehabilitation of existing pre-code conditions; and
  - 612 Massachusetts Avenue (page 9): there will be only five dwelling units in this building and not seven as stated in the application.
5. It has further come to our attention in the course of further development of the project that the following additional variances will be required:



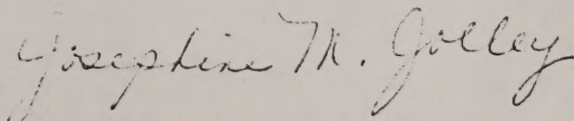
Robert Kenney  
January 3, 1974

Page 3

- Variance from Section 1115.6 of the Boston Building Code to permit location of boiler rooms below exitways because of locations of flues and basement layouts at 127 W. Concord, 24 E. Springfield, 115 W. Newton, 32 Worcester, 57 Worcester, 84 Worcester, 96 W. Springfield, 405, 547, 553, 560, 569, 612, 627, 663, and 692 Massachusetts Avenue;
- Variance from Section 612.7.3 and 612.7.4 of the Boston Building Code to permit separation of dwelling units served by balconies by separation extending only to the outside face of the exterior wall of the building and to permit access to balconies from dwelling units through windows therein both because of need to maintain pre-existing exterior conditions at 127 W. Concord, 115 W. Newton, 213 W. Newton, 30 Greenwich Park, 32 Greenwich Park, 29 Rutland, 32 Worcester, 84 Worcester, 506 Columbus, 139 Pembroke, 405, 407, 419, 421, 423, 425, 545, 547, 553, 571, 573, 612, 623, 627, 663, 692, and 696 Massachusetts Avenue.

These modifications, with the noted exceptions, have been made by us to satisfy HUD requirements. In all major and all other minor respects the project remains as described in the application. We feel certain there will be no additional changes prior to our beginning the rehabilitation, and hope you will find these changes acceptable.

Sincerely yours,



Josephine M. Jolley  
President

JMJ:gs